

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01919/FPH	Part single storey, part two storey rear extension and single storey side extension following demolition of existing rear conservatory (description and amended plans received 14.01.2026)	40 The Leas Baldock Hertfordshire SG7 6HZ

Submitted Plan Nos

025061/1A 025061/2A 025061_03 025061_04 025061_05 Sht 1 025061_06 Sht 2 025061_07C
025061_08A 025061_09A Sht 1 025061_10A Sht 2 025061/11E

1.0 Policies

NP2	Baldock, Bygrave and Clothall NP
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
SECN12	Achieving well-designed places
T2	Parking

2.0 **Relevant Site History**

2.1 None at host property.

Neighbouring Properties

2.2 *46 The Leas* – 22/02804/FPH (5.4m deep extension)

3.0 **Representations**

3.1 **Neighbour Consultation** – One neutral comment received stating:

“Although we are not opposed, in principle, to the redevelopment at No40, we do have some concerns/reservations about the current proposals. These are:

1) The existing attached single-story buildings between our property (No.42) and No.40 both currently have a sloped roof - see "Existing Front & Side Elevations Sheet 1 of 2". The proposed single-story side extension, if approved, will have a flat roof rather than the existing sloped roof. This will result in different roof heights of the 2 adjoining single-story buildings - see "Proposed Rear Elevation". We do have concerns about:

- a) potential damage to the integrity of the structure on our side during (and after) any construction work.*
- b) how the drainage/run-off of rainwater will be managed going forward with two different roof heights, one flat and one sloped*

2) The existing concrete path at the front of No.40 & our property (No.42) is a Shared Access. The "Proposed Site Block Plan" appears to show this path being subsumed into the new driveway for No.40. It is important that the design and/or materials used for the new driveway must clearly distinguish between the current Shared Access path and the new driveway for No.40.

3) The Proposed Floor Plan shows a new "Treatment" room on the ground floor. Is the intention to run a business from the address? If so, bearing in mind (2) above regarding the Shared Access path, this does raise concerns about the number and frequency of clients/visitors using the shared access and, of course, parking - both off-road and on-road. There is a Covenant in our Deeds regarding the running of a business from our property, and assume the same applies to No.40?"

3.2 **Baldock, Bygrave and Clothall Neighbourhood Planning Group** – None received.

3.3 **HCC Highways** – Objection received, further information required (Swept Path Analysis).

Procedural Note

3.4 Following the objection from HCC Highways, the application has been amended to remove the driveway, dropped kerb and crossover. As such, the elements which HCC Highways have objected to have been removed from the scheme.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a semi-detached two-storey dwelling on the west side of The Leas within a residential part of Baldock. The dwelling is link attached by a single storey side/rear extension to the semi-detached property to the south (42 The Leas).

4.1.2 The application site is within the settlement boundary for Baldock where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Part single storey, part two storey rear extension and single storey side extension following demolition of existing rear conservatory (description amended 14.01.2026).
- 4.2.2 The proposed wraparound extension would be 4m deep (to rear wall), 7m deep (side element), 8.25m wide. The single storey element would have a flat roof at the height of 2.85m. The two-storey element would be 4.86m to eaves and 6.595m to ridge.
- 4.2.3 The proposed materials are:

Walls – Off white render to match existing, Facing Red brickwork (side extension).

Roof – Dark grey flat roof covering (single storey elements) and plain tile to match existing (two storey element).

Windows – Grey Aluminium.

Doors – UPVC Dark Grey / Aluminium.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan and Policies G3 and G4 of Baldock Neighbourhood Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The proposed extension would be predominantly sited to the rear of the dwelling with only the side extension visible from the public realm. In any case, the proposed materials and roof form would be sympathetic to the existing dwelling and the street scene. The eaves and ridge would be sympathetic to the dwelling and would ensure a subordinate relationship. The proposed side extension would have a modest increase of height from the existing shared garage and in my view would not appear disproportionate compared to the neighbours existing side. I therefore consider that the scale and design of the proposed development to be compliant with policies D1 and D2 of the Local Plan and Policies G3 and G4 of the Baldock Neighbourhood Plan.

Impact on Neighbouring Properties:

- 4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.

Impact on 38 The Leas

- 4.3.6 The proposed development would result in a 4m deep single storey extension set off the boundary by approx. 0.45m. In my view, I do not consider that the proposed depth and height would be considered harmful. The two-storey element has been set off the boundary by approximately 2.85m and therefore would not result in any loss of light or be considered overbearing.

Impact on 42 The Leas

- 4.3.7 The proposed development would be set off the boundary by approximately 1.885m and away from the dwelling by 3.6m. The proposed development would be partially screened by the existing side /rear extension. As such, I do not consider that the two-storey element would be considered overbearing. Due to the orientation of the dwelling, no loss of sunlight would occur. No side windows have been proposed.
- 4.3.9 Due to the points raised above, the proposed development would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.
- 4.3.10 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.

Highways and Parking:

- 4.3.11 The dwelling is served by off-street parking which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.12 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.13 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

- 4.3.14 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

Other Matters

- 4.3.15 Regarding the neighbour representation the proposal has been amended to exclude the driveway element. Covenants are separate to planning permission. With regards to impact to the neighbours link attached side extension such as drainage and 'making good' of the resulting roof, these matters are covered under the party wall agreement which is a civil matter separate to planning permission.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 January 2026	